SERGEANT BLUFF, IOWA
Planning and Zoning Commission Minutes

501 4th St 6:00 PM
August 6, 2024

Attendee Name	Title	Status	Arrived
Shawn Streck	Chairman	Present	
Kevin McGregor	Vice Chairman	Present	
Mark Monson	Board Member	Absent	
Dan Hunter	Board Member	Present	
Lance Roberts	Board Member	Present	
Laurie Beardsley	Board Member	Present	
Joe Profera	Board Member	Present	

Also in attendance were: Danny Christoffers, City Clerk
Jeanette Kellen, Secretary
Jason Kvidera, Assistant City Administrator
Aaron Johnson, City Inspector

1. Call to Order

Shawn Streck called the meeting to order at 6:00 pm.

2. Roll Call

Planning & Zoning Commission did their roll call.

3. Approval of May 7, 2024 Regular Meeting Minutes

Motion to approve May 7, 2024 regular meeting minutes by McGregor, 2nd by Roberts, all ayes.

4. Discussion and Action items:

A. Public Hearing @ 6:00 pm – Major Site Plan: The Planning & Zoning Commission is considering a Major Site Plan application submitted by Kwik Trip Inc to build a convenience store with an attached 1-bay car wash, a 40' x 95' fueling canopy and a 24' x 50' diesel fueling canopy.

1. Open public Hearing: Motion by McGregor, 2nd by Beardsley to open public hearing, all ayes, hearing opened at 6:01 P.M.

2. Public Questions & Comments: Jason Kvidera introduced Travis Small from Kwik Start and gave an overview of the general layout and roads surrounding the area. Road will be paid for by Kwik Star, it will then qualify for TIF funds and then will be given to city to maintain. Drainage was discussed and Kvidera said they have more drainage than is actually required, and it will also improve drainage for existing surrounding businesses. Streck said there had been one comment from Troy Husen from Sergeant Bluff Dental just wanting to make sure there would be proper drainage. Christoffers read a comment from Aaron Lincoln saying the drainage had been addressed and would not be a concern. Streck asked if City staff and Police have looked over the plans, Kvidera said City staff and Chief Pack have all had meetings to go over plans and all are ok with them. Kvidera also discussed electric load share for the area and Travis Small addresses some landscaping and parking plans. Brandon Cruitz from MidStates Bank had some concerns about security coming out of the bank with the landscaping, but Kvidera said the landscaping wouldn't go over that far because of property line. McGregor asked for a start date timeline,

Small said that it will be in 2025, but will have more specifics in the next few weeks. Small also said Kwik Star is looking forward to having a business in Sergeant Bluff and he appreciates everyone's help including attorney's and current business owners.
Beardsley asked if the current bus stop would be moved, Small said there is no plans to move it from the current location.

3. **Close Public Hearing**: Motion by McGregor, 2nd by Roberts. Public Hearing closed at 6:24 P.M.

B. Commission Discussion and Vote: Profera said it's a great thing for the community, Hunter said he looks forward to having them in town. Beardsley asked if they planned on road closures, Small said he didn't believe there would be any closures. No other input

1. Roll Call Vote: Commission's Recommendation to City Council

A motion was made by Kevin McGregor, seconded by Dan Hunter to recommend to the City Council the Major Site Plan application submitted by Kwik Trip Inc to build a convenience store with an attached 1-bay car wash, a 40' x 95' fueling canopy a 24' x 50' diesel fueling canopy. At the location generally described as the northeast corner of South Lewis Blvd and 1st Street, locally known as 100 Hwy 75 (S Lewis Blvd)

Roll call vote: Streck – yes, McGregor – yes, Beardsley – yes, Profera – yes, Hunter – yes, Roberts – yes, Unanimous, Motion carried.

C. Public Hearing @ 6:00 PM – Rezoning Application:

The Planning & Zoning Commission is considering a rezoning application submitted by Kwik Trip Inc (Applicant) and Baker Prairie Bluff (Owner) to rezone a property generally described as the northeast corner of S Lewis Blvd and 1st Street, locally known as 100 Hwy 75 (S Lewis Blvd). The applicant's purpose is to rezone the property which is zoned as PD (Planned Unit Development) to the zoning classification of BG (General Business).

1. **Open Public Hearing**: Motion by Mcgregor, 2nd by Roberts to open public hearing. All ayes, motion carried. Public Hearing opened at 6:30 PM
2. **Public Questions & Comments:** Kvidera gave overview of area to be rezoned. Streck asked about the drainage partnership described. Kwik Trip maintains their own water for drainage, but some will go in the pond on Jan Harman's property. Streck also pointed out this will potentially bring more business to town. Christoffers said no other public comments had been received. McGregor said city's Comp Plan has showed this for a while, so it's good to see it moving forward. Road behind the new Kwik Trip will be a 31 foot wide road, so will be able to gain parking on one side of the road. Travis Small from Kwik Trip said they moved their store to the north a bit to try and accommodate for any future parking needs. Brandon Cruitz from MidStates asked if this would make additional parking for the bank, Kvidera said no, but the street parking will be available.
3. **Close Public Hearing**: Motion to close Public Hearing made by Roberts, 2nd by Hunter, all ayes. Public Hearing closed at 6:40 PM.

D. Commission Discussion and Vote:

1. Roll Call Vote A motion was made by Kevin McGregor, seconded by Laura Beardsley to recommend to the City Council the rezone application submitted by Kwik Trip Inc (Applicant) and Baker Prairie Bluff LLC (Owner) to rezone the parcel of land generally described as the northeast corner of S Lewis Blvd and 1st Street, locally known as 100 Hwy 75 (S Lewis Blvd) to BG (General Business)

Roll Call Vote Streck – yes, McGregor – yes, Beardsley – yes, Profera – yes, Hunter – yes, Roberts – yes, Unanimous Motion carried.

5. Comments and updates

A. By Chairperson/Vice-Chairperson:
Streck said lots going on in city, adding more commercial property is always a win.

B. By City Staff Members: Kvidera said that MCI building bought by FBM is going in and another business will be joining them there. RPerry will also still have their offices in the building. Dogwood Trail has possible anchor tenant coming. Medical Clinc was sold to an apprentice program, so 100's of employers will send apprentices there for electrical training. DOT is designing the new interchange off I-29, so that speeds up that process a little. Construction possibly starting in 2026. Trail going up Lakeport is mostly done. There will be a 5 foot barrier from the road. The trail to Baker Park is 95% complete. Hoping to have 1st street open before school starts.

6. Set a date for the next Planning & Zoning meeting

September 10, 2024 at 6 P.M. will be the next scheduled meeting because of Labor Day.

7. **Adjourn:**

A motion was made by Hunter, seconded by Profera to adjourn, all ayes, meeting adjourned at 7:02 pm.

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Jeanette Kellen, Secretary Shawn Streck, Chairman